



State of Vermont

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Department of Environmental Conservation
State Geologist
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Waste Management Division
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April 4, 2002

COSTA REALTY
ATTN: WILLIAM COSTA, JR.
18 WOODS DRIVE
ST. JOHNSBURY, VERMONT 05819

RE: Site Management Activity Completed, Rent Way, SMS Site #2001-2929
St. Johnsbury, Vermont

Dear Mr. Costa:

The Sites Management Section (SMS) has reviewed the February 27, 2002 report titled, "*Site Investigation Report, Rent Way, 429 Railroad Street, St. Johnsbury, Vermont*" prepared by The Verterre Group, Inc. for work conducted at the above referenced site. The SMS has also reviewed information contained in the site file. With this information, the SMS can now make the following conclusions:

- On July 6, 2001 one 1,000 gallon fuel oil underground storage tank (UST) was removed from the Rent Way property at 429 Railroad Street in St. Johnsbury.
- During the UST removal, soils under the UST were found to be contaminated with volatile organic compounds (VOCs) at concentrations above SMS guideline levels, as measured with a photoionization detector (PID). The maximum PID reading was 110 parts per million. One small hole was found in the UST. No evidence of groundwater was found at the maximum depth of 10'. The UST was under pavement; soils surrounding the UST were observed to be sand with small stones. A clay layer was observed below the tank bottom. Additional investigation of the UST removal was required by the SMS.
- On February 13, 2002, four soil borings were advanced on site around the former UST location in order to evaluate potential subsurface contamination. The borings ranged in depth from 12 to 20'. Groundwater was not encountered. The former tank site is in an alley and boring locations were constrained by buildings and subsurface utilities. Sand and silt were encountered with a silty clay layer at approximately 8'. Elevated PID readings of 6.3 ppm at 8' and 7.2 ppm at 12' were

over

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noted in soil samples from the tank pit soil boring, B-3. These elevated readings decreased to background levels at 20'. No elevated PID readings were noted in the other soil borings.

- Soils samples were taken from the bottom of each soil boring and analyzed by EPA Method 8021B for VOCs. No VOCs were detected.
- The subject building is in commercial location along Portland Street. The area is served by a municipal water supply, which is not at risk of contamination from this site. The building is of slab on grade construction and not at risk of soil vapor infiltration. The former tank location is in a paved alley. No unacceptable risk to human health and the environment is present due to any residual contamination remaining in the ground from the removed USTs.

Based on the above, the SMS is assigning this site a Site Management Activity Completed (SMAC) designation. This SMAC designation does not release Costa Realty of any past or future liability associated with the petroleum contamination onsite. It does, however, mean that the SMS is not requesting any additional work in response to the July 6, 2001 UST removal.

Please feel free to call with any questions.

Sincerely,



George Desch, P.E.

Chief, Sites Management Section

CC: St. Johnsbury Selectboard
St. Johnsbury Health Officer
DEC Regional Office
Christopher Altman, The Verterre Group, Inc.